



3 July 2007

REF: QPT11 TradingHaltRequest 030707

ABN 37 086 965 684
Level 9, Quantum House
49-51 York St
GPO Box 2593
SYDNEY, NSW 2000
DX 51 Sydney Exchange
P+61 2 9262 4443
F+61 2 9262 2071
qsm@quantumgroup.com.au
www.quantumgroup.com.au

Scott Evans
National Stock Exchange of Australia
Ground floor
384 Hunter Street
NEWCASTLE NSW 2300

Dear Scott,

**RE: REQUEST FOR TRADING HALT
QUANTUM PROPERTY TRUST NO. 11**

The Directors of the responsible entity, Quantum Syndicate Management Ltd, in accordance with the rules of trading on the National Stock Exchange of Australia, request a trading halt due to an offer of purchase on the assets of the above Trust.

The Directors wish to advise that;

- The Manager has sent a circulating resolution to all investors;
- A Special meeting has been called for Wednesday 1 August 2007

Any unit holder questions regarding the above information should be directed to Quantum Syndicate Management Ltd on (02) 8823 5222.

Yours sincerely,

Peter Gribble
Director